# 2608 W COYLE AVE

WEST RIDGE







#### ROOM DIMENSIONS

LIVING ROOM: 22' × 12' DINING ROOM: 12' × 17' KITCHEN: 10' × 10'

PRIMARY BEDROOM: 14' × 13' SECOND BEDROOM: 15' × 12'

THIRD BEDROOM: 23' × 10' FOURTH BEDROOM: 11' × 11'

4 BEDROOM 3 BATH TAXES: \$6,685 (2023) WITH

HOMEOWNER'S EXEMPTION

- Welcoming West Ridge, 4 BD/3 BA SFH + a detached 2-car garage, situated on a quiet, one-way street on an oversized (37.5' x 123.95') lot.
- On the main level, you can entertain in the spacious living & dining rooms featuring hardwood flooring throughout, large bay windows, built-in wall storage, and an electric fireplace with a mantel.
- The kitchen has amble cabinetry, a subway tile backsplash, a garbage disposal, brand-new stainless steel appliances, and granite countertops.
- The primary bedroom, which is located on the main floor, is filled with natural sunlight (6 windows!) and has an en-suite bathroom and a walk-in closet. The primary bedroom has a side entrance, so it could be utilized as a private room for Airbnb travelers or travel nurses.
- Bask in the natural sunlight upstairs which features all 4 sun exposures! You will also find 2 bedrooms located on the same floor (opposite ends), an enclosed (heated) sunroom, and a hallway bathroom featuring a soaking bathtub.
- Hang out in the basement recreation room which features vinyl plank flooring, additional storage, an adjoining 3rd full bathroom, and the 4th bedroom. There is easy access to the laundry room as well.
- The exterior includes a charming front porch, a large fully-fenced backyard with tons of space for herbs/vegetables, a parking pad for 2 additional cars, and a concrete patio.
- 1.1 miles from METRA Rogers Park Station. 1.7 miles from CTA Purple, Yellow, and Red Line - Howard Station. 1.7 miles from CTA Red Line - Jarvis Station.
- Walking distance to the historical Indian Boundary Park, Starbucks, Warren Park, Chase Bank, Lickity Split, and the Northtown Branch of the Chicago Public Library.
- Interior house painting (2025). LG Dishwasher (2024). LG Side by Side Smart Refrigerator (2024) with InstaView. Garbage disposal (2024). Guardian Gas Furnace (2024). A/C condenser (2024). Rheem 50-gallon Water Heater (2017). LG Washing Machine. Whirlpool Gas Dryer. 200-amp electrical service.
- This home is located in the Rogers Park Manor Bungalow District.



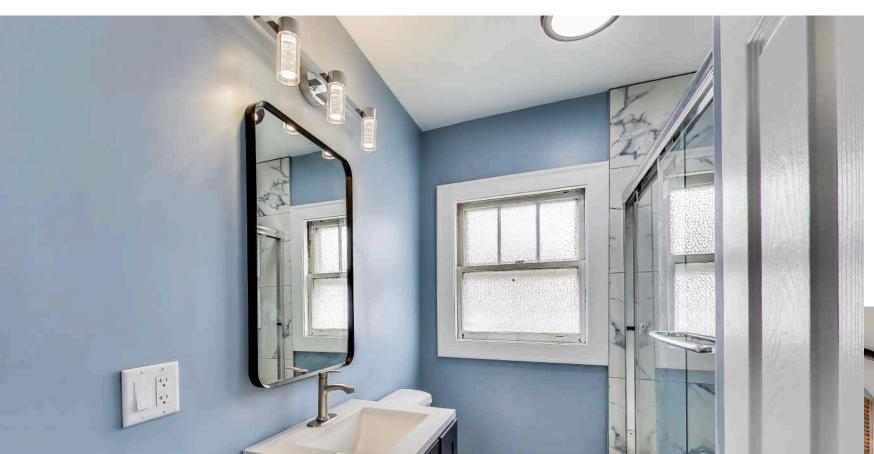
























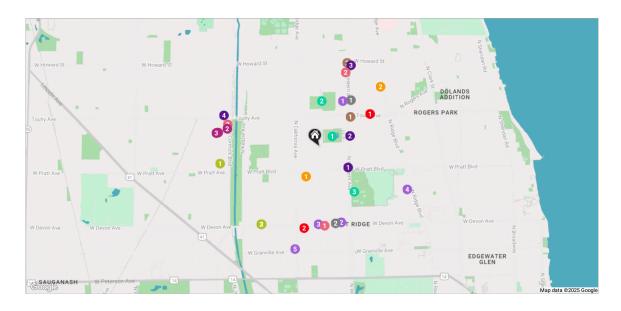
# WEST RIDGE IS AN ECLECTIC NEIGHBORHOOD THAT HAS BOTH A TRANQUIL RESIDENTIAL AREA AND A VIBRANT CULTURAL SCENE.

Located west of Rogers Park on the city's far North Side, the large neighborhood is known for its tree-lined streets, scenic parks, and beautiful homes. The neighborhood offers historical mansions, vintage three-flats, large single-family homes, condominiums, and bungalows.

The Desi Corridor along Devon Avenue spans most of the neighborhood and includes many colorful shops and eateries. Locals and visitors flock to Desi Corridor to enjoy cuisines from around the world as well as unique shopping and nightlife.

Residents enjoy access to the outdoor spaces such as the North Shore Channel Trail, which runs along the Chicago River, and Indian Boundary Park, which has a duck lagoon, nature areas, tennis courts, and a children's spray pool. The park also hosts art and music classes, free concerts, and theater productions.

Commuters heading downtown can take CTA buses to Metra stations in Rogers Park and Ravenswood or to the "L" Red Line stops.



## RESTAURANTS\_

- Mullen's Sports Bar & Grill
  7301 NORTH WESTERN AVENUE, 0.5 MI
- Sabri Nihari Restaurant 2502 WEST DEVON AVENUE, 0.7 MI

### COFFEE.

- 1 Starbucks 7137 NORTH WESTERN AVENUE, 0.4 MI
- Dunkin' 7578 NORTH WESTERN AVENUE, 0.8 MI

## SHOPPING\_

- 1 KAY Jewelers 3333 WEST TOUHY AVENUE SPACE A -7, 0.9 MI
- 2 The Vitamin Shoppe 7140 NORTH MCCORMICK BOULEVARD, 0.9 MI
- Old Navy 3333 WEST TOUHY AVENUE, 1.0 MI
- Auntie Anne's
  3333 WEST TOUHY AVENUE SPACE
  D02B, 1.0 MI

# ₹ GROCERY\_

- Morelia Supermarket
  7300 NORTH WESTERN AVENUE, 0.5 MI
- World Fresh Market 2434 WEST DEVON AVENUE, 0.7 MI
- Fresh Farms International Market 2626 WEST DEVON AVENUE, 0.7 MI
- Cermak Fresh Market 6623 NORTH DAMEN AVENUE, 0.9 MI
- 5 ALDI 6220 NORTH CALIFORNIA AVENUE, 1.0 MI

#### Y GYM.

- 1 Planet Fitness 6850 NORTH MCCORMICK BOULEVARD, 0.9 MI
- 2 Cristy's Fit studio 3034 WEST DEVON AVENUE, 0.9 MI
- 3 Fitness Studio & Protein Bar 3034 WEST DEVON AVENUE, 0.9 MI

# MEDICAL.

- Tapestry 360 Health Touhy
  0.5 MI 2200 WEST TOUHY AVENUE, 0.6 MI
  - Prism Medical Center 6349 NORTH FAIRFIELD AVENUE, 0.8 MI

## ♀ schools\_

- 1 Mosaic School of Fine Arts 6710 NORTH WASHTENAW AVENUE, 0.3 MI
- Cruz K-12, An Acero School 7416 NORTH RIDGE BOULEVARD, 0.8 MI

## @ ENTERTAINMENT\_

- 1 Sukhadia's Sweets and Snacks 2559 WEST DEVON AVENUE, 0.7 MI
- Walgreens
  7510 NORTH WESTERN AVENUE, 0.7 MI
- Olive Garden Italian
  Restaurant
  3303 WEST TOUHY AVENUE, 0.9 MI

# PARKS\_

- 1 Indian Boundary Park 2500 WEST LUNT AVENUE, 0.2 MI
- 2 Rogers (Phillip) Park 7345 NORTH WASHTENAW AVENUE, 0.4 MI
- Warren Park Field House Recreation Center 6601 NORTH WESTERN AVENUE, 0.5 MI

## SERVICES\_

- Northtown Branch, Chicago
   Public Library
   6800 NORTH WESTERN AVENUE, 0.3 MI
- 2 Chase Bank 7015 NORTH WESTERN AVENUE, 0.3 MI
- Wintrust Bank
  7555 NORTH WESTERN AVENUE, 0.8 MI
- Bank of America (with Drivethru ATM) 3328 WEST TOUHY AVENUE, 0.9 MI

| NOTES |  |  |  |
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